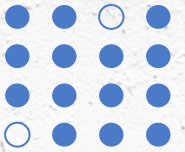


LOOMIS

5920 W Bender Ct | Milwaukee, WI 53218

OFFERING MEMORANDUM



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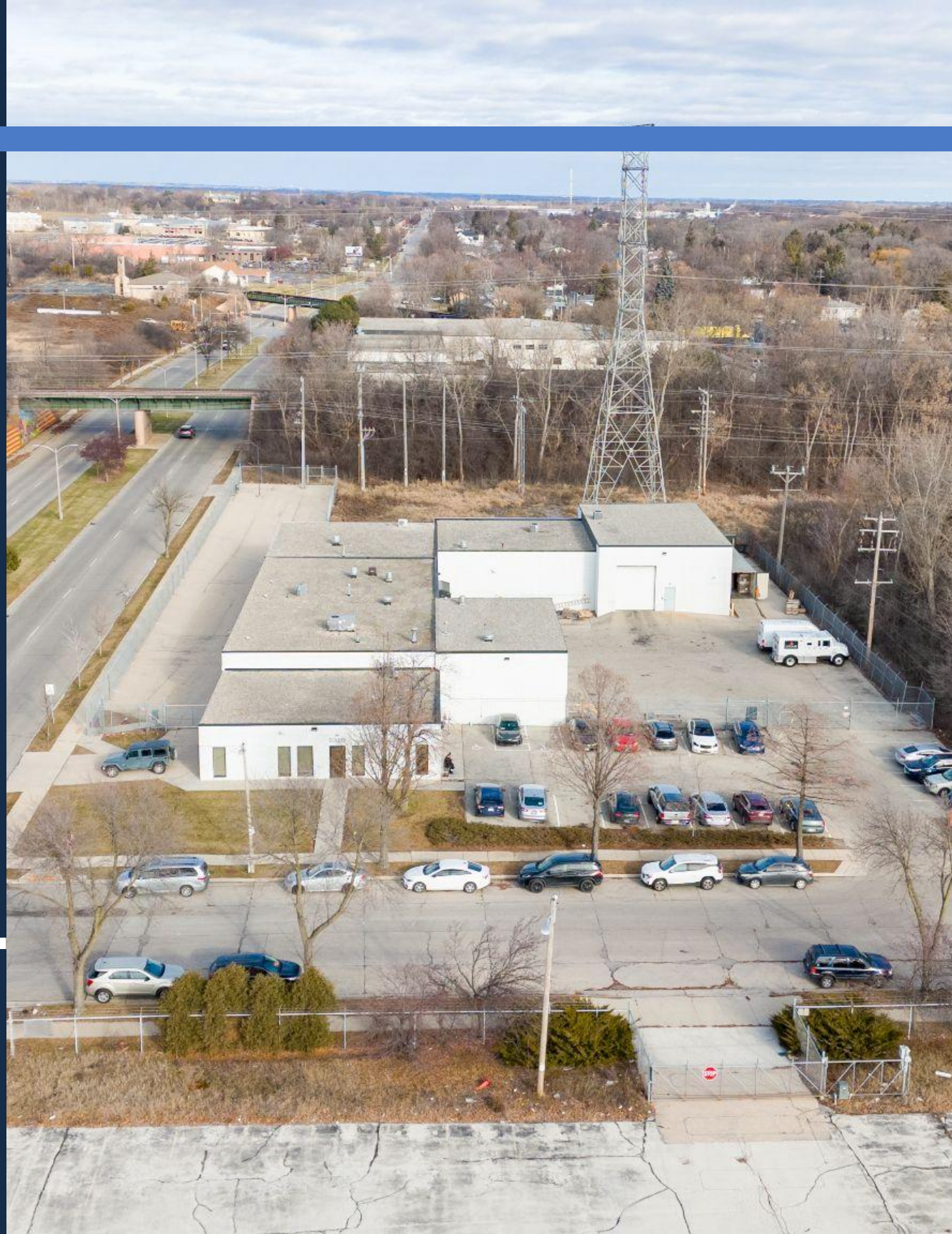
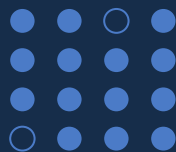


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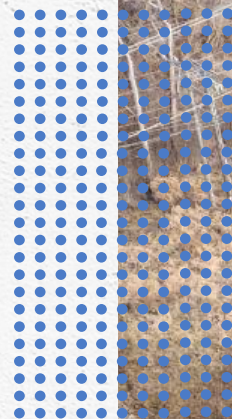
PROPERTY OVERVIEW

08

FINANCIAL OVERVIEW

10

AREA OVERVIEW



INVESTMENT OVERVIEW

- **Strong National Tenant with Global Parent Company**

Established in 1852 as the Wells Fargo Armored Service and later rebranded as Loomis in 1997, Loomis Armored US has a rich history spanning over a century. What began as a stagecoach express and banking service has evolved to a prominent modern-day armored transportation company. Specializing in secure cash handling, logistics, and valuable transportation, Loomis operates across the United States with **over 200 locations**. As a testament to its global presence, the parent company, **Loomis AB (NASDAQ: LOOM B)**, achieves **an annual revenue over \$2.5 Billion**. This legacy reflects Loomis' unwavering commitment to excellence in this industry.

- **Passive Investment / Annual Rent Increases**

Loomis is operating under an **Industrial NNN** Lease with minimal landlord responsibilities and **3.00% Annual Rent Increases** throughout three **(3) Option Renewal Periods**. This ensures a strong hedge against inflation while creating an opportunity for appreciation in a city experiencing steady economic growth.

- **Commitment to Location / Functional Industrial Building and Outdoor Storage (IOS)**

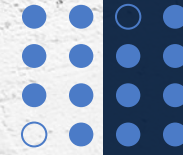
While fully leased to Loomis since 2010, Loomis elected to improve and expand the facility at their sole cost with an additional $\pm 3,500$ Sq. Ft. This masonry constructed facility now features (1) dock-high door and six (6) grade-level doors within a $\pm 15,500$ Sq. Ft. facility situated on ± 1.41 Acres (**25% Building/Lot Coverage**). Since the **tenant-paid facility expansion in 2011**, the facility has benefited from further capital expenditures, including structural repairs (2018). This functional facility includes a fenced-in yard, providing ample space for additional parking for armored vehicles and employees, as well as industrial outdoor storage (**IOS**).

- **Prime Location in Industrial Corridor**

Loomis strategically leverages its location in a robust industrial corridor positioned conveniently between **I-43 & I-41**, two of Milwaukee's busiest highways that offer direct connectivity to downtown. The Milwaukee market thrives as a dynamic business hub, optimally positioned in the heart of the Midwest. With a strong transportation network encompassing major highways, railways, the Port of Milwaukee, and close proximity to airports, Loomis efficiently moves secure good both regionally and nationally from this location.

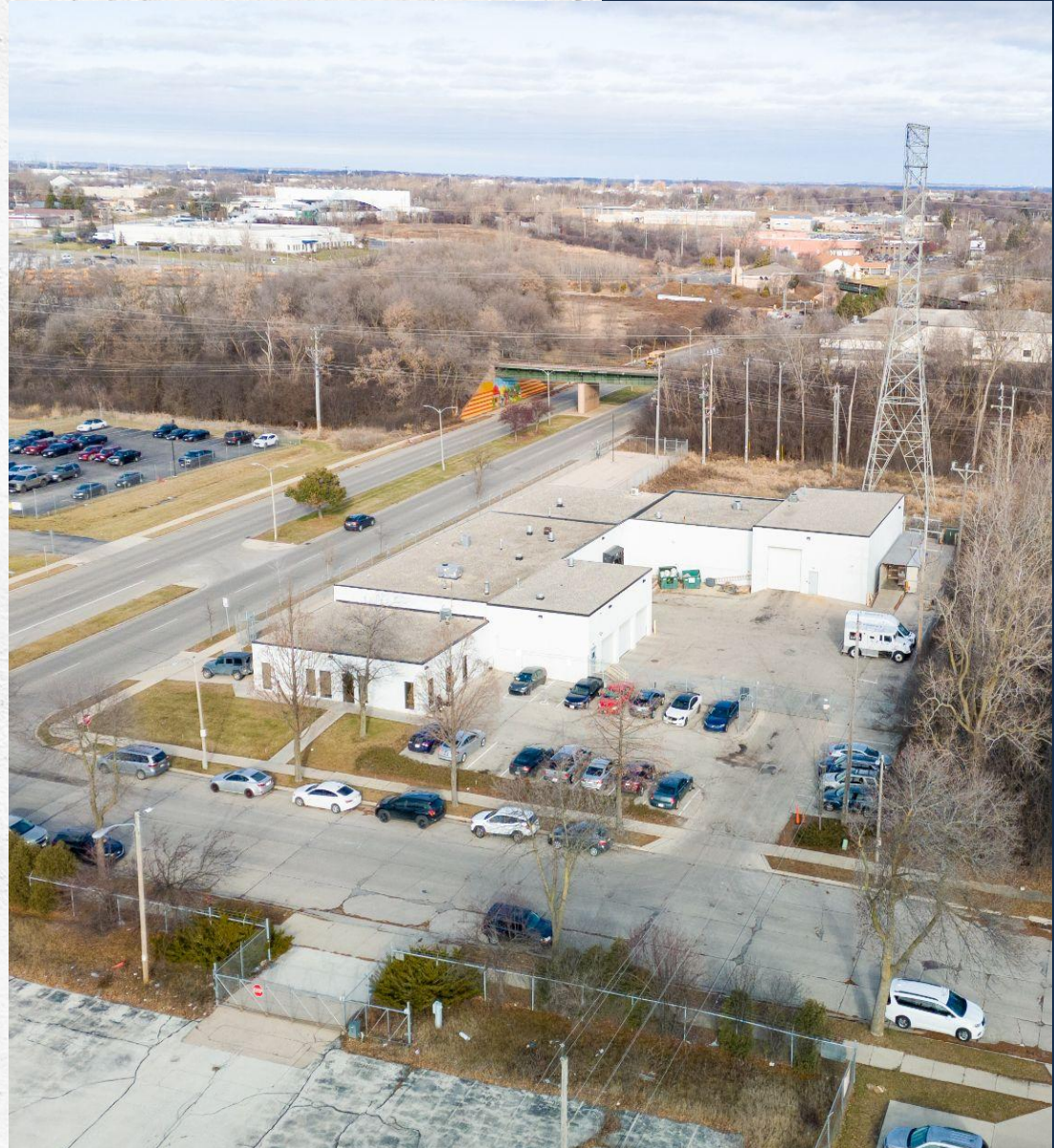


PROPERTY SUMMARY



Property Summary

Address	5920 W Bender Ct, Milwaukee, WI 53218
Building Sq. Ft.	±15,500 SF
Lot Size	±1.41 AC
Lot Sq. Ft.	±61,420 SF
Coverage	25.24%
Zoning	IL1
Construction	Masonry
Year Built	1983
Clear Height	±15'
Dock Doors	1
Drive In Doors	6



FINANCIAL OVERVIEW

Financial Summary

Price	\$897,000
Cap Rate	8.40%
Price / SF	\$57.87
Price / SF Land	\$14.60



Lease Summary

Tenant	Loomis Armored US
Lease Commencement	11/1/2010
Lease Expiration	10/31/2025
Lease Term Remaining	±2 Years
Options	Three, 5-Year Options*
Monthly Rent	\$6,277.82
Current Annual Rent	\$75,333.84
Rent/SF	\$4.86
Rent/SF Land	\$1.23
Rental Increases	2% in Base Term 3% in Option Periods
Lease Type	Industrial NNN
Tenant Responsibilities	Operating Expenses -Taxes, Insurance, Utilities, Repairs, Maintenance, Etc.
Landlord Responsibilities	Roof/Structure/Replacement of HVAC/Parking Lot

*See Lease for Option Rent Details

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	RENT / SF LAND	CAP RATE	% INCREASE
11/1/2023-10/31/2024	\$75,333.84	\$6,277.82	\$4.86	\$1.23	8.40%	2.00%
11/1/2024-10/31/2025	\$76,840.56	\$6,403.38	\$4.96	\$1.25	8.57%	2.00%
5-YEAR OPTION @ 3% ANNUAL INCREASES*						
11/1/2025-10/31/2026	\$79,145.78	\$6,595.48	\$5.11	\$1.29	8.82%	3.00%
11/1/2026-10/31/2027	\$81,520.15	\$6,793.35	\$5.26	\$1.33	9.09%	3.00%
11/1/2027-10/31/2028	\$83,965.75	\$6,997.15	\$5.42	\$1.37	9.36%	3.00%
11/1/2028-10/31/2029	\$86,484.73	\$7,207.06	\$5.58	\$1.41	9.64%	3.00%
11/1/2029-10/31/2030	\$89,079.27	\$7,423.27	\$5.75	\$1.45	9.93%	3.00%
5-YEAR OPTION @ 3% ANNUAL INCREASES*						
11/1/2030-10/31/2031	\$91,751.65	\$7,645.97	\$5.92	\$1.49	10.23%	3.00%
11/1/2031-10/31/2032	\$94,504.20	\$7,875.35	\$6.10	\$1.54	10.54%	3.00%
11/1/2032-10/31/2033	\$97,339.32	\$8,111.61	\$6.28	\$1.58	10.85%	3.00%
11/1/2033-10/31/2034	\$100,259.50	\$8,354.96	\$6.47	\$1.63	11.18%	3.00%
11/1/2034-10/31/2035	\$103,267.29	\$8,605.61	\$6.66	\$1.68	11.51%	3.00%
5-YEAR OPTION @ 3% ANNUAL INCREASES*						
11/1/2035-10/31/2036	\$106,365.31	\$8,863.78	\$6.86	\$1.73	11.86%	3.00%
11/1/2035-10/31/2037	\$109,556.26	\$9,129.69	\$7.07	\$1.78	12.21%	3.00%
11/1/2035-10/31/2038	\$112,842.95	\$9,403.58	\$7.28	\$1.84	12.58%	3.00%
11/1/2035-10/31/2039	\$116,228.24	\$9,685.69	\$7.50	\$1.89	12.96%	3.00%
11/1/2035-10/31/2040	\$119,715.09	\$9,976.26	\$7.72	\$1.95	13.35%	3.00%



MILWAUKEE



N 60TH ST ± 18,667 VPD



N 60TH ST ± 18,667 VPD

SUBJECT PROPERTY

AREA OVERVIEW

Milwaukee, WI

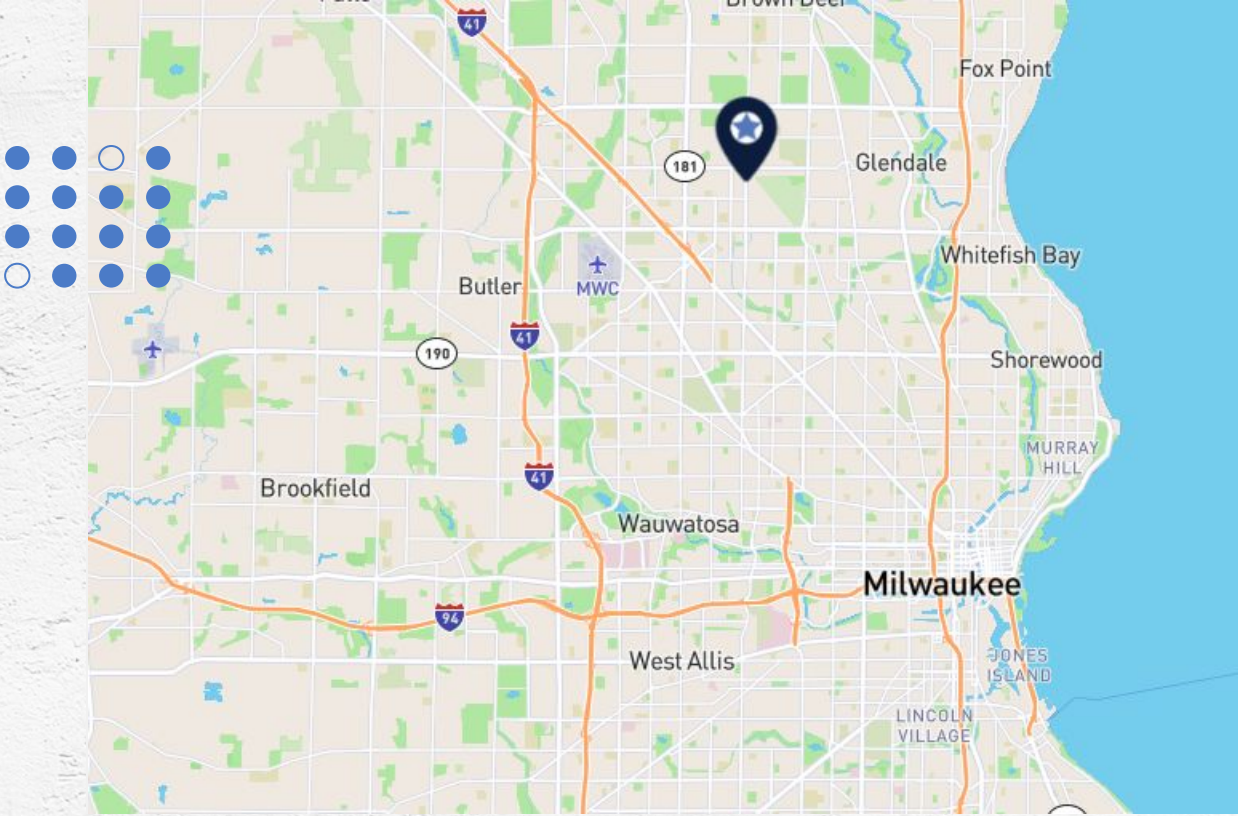
Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state with a population of over 1.5 million residents. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago, and the Fox Cities.

Encompassing Milwaukee, Waukesha, Washington, and Ozaukee Counties, Metro Milwaukee covers ±1,460 square miles by land area. The metro area's economy has been evolving from that of the goods-producing industry to one that is more service-based. Most of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.

UNIVERSITY OF WISCONSIN-MILWAUKEE – UWM

Founded in 1956, the University of Wisconsin-Milwaukee is a public urban research university located just blocks away from Lake Michigan in Milwaukee. Currently, over 24,700 students attend the university. The university has 15 schools that offer over 200 academic programs.

UW-Milwaukee is known for being the home of Wisconsin's largest collaboration of health sciences, nursing, and public health programs through its Partners for Health initiative. UWM is also one of the nation's top 131 research universities as recognized by the Carnegie Classification of Institutions of Higher Education.



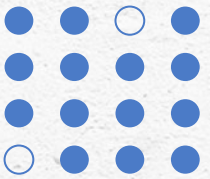
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	122,697	299,755	780,775
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	47,223	119,402	323,645
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$75,788	\$88,652	\$100,865

ECONOMY

Milwaukee's central location and well-educated workforce are what attracts many company headquarters to the area. Several Fortune 500 companies are headquartered in the Metro Milwaukee area such as Johnson Controls Inc., Northwestern Mutual, ManpowerGroup, Kohl's Corp., Rockwell Automation, Harley-Davidson Inc., WEC Energy Group, and Fiserv. Companies with operations in Milwaukee are leaders in industries such as finance, manufacturing, insurance, and data processing. As a commercial and cultural center for Wisconsin, the city of Milwaukee is the largest city in the state. Many Fortune 500 companies have corporate headquarters established in this self-sufficient city. Milwaukee has several tourist attractions such as the Milwaukee Art Museum, the Harley-Davidson Museum, and Miller Park. Milwaukee is home to four professional sports teams: Milwaukee Brewers, Milwaukee Bucks, Milwaukee Admirals, and Milwaukee Wave. Over 13 colleges and universities are located in Milwaukee with most students studying at the University of Wisconsin-Milwaukee.

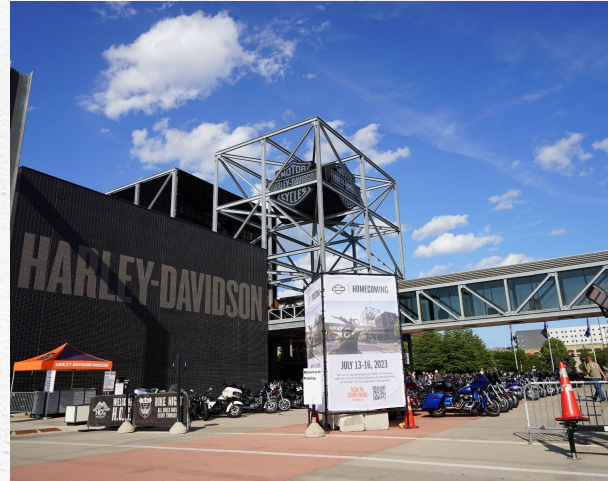




MILWAUKEE TOP ATTRACTIONS



Milwaukee Art Museum



Harley-Davidson Museum



Miller Park



Milwaukee County Zoo



Milwaukee Riverwalk



Historic Third Ward

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5920 W Bender Ct, Milwaukee, WI, 53218** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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